

# MARK WEST AREA CITIZENS ADVISORY COUNCIL

## MEMO

To: MWCAC Council Members  
From: Pete Lescure, Council Member  
CC: File Tech Memo 2019-12-09.docx  
Date: 2019-10-14  
Subject: **CALIFORNIA GENERAL PLAN ELEMENTS**  
**SONOMA COUNTY GENERAL PLAN UPDATE 2020**  
**RE: 1980 LARKFIELD / WIKIUP SPECIFIC PLAN**

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### **CALIFORNIA GENERAL PLAN ELEMENTS**

California law mandates that local governments prepare and update a General Plan which may make reference to area specific plans. The General Plan is made up of various elements. This memo is to list those elements for the Council's initial consideration as to which should be included in the Mark West Area Specific Plan for the County of Sonoma's 2020 General Plan update.

### **SONOMA COUNTY GENERAL PLAN UPDATE 2020**

Refer to the Permit Sonoma website for more information:

<http://sonomacounty.ca.gov/PRMD/Long-Range-Plans/General-Plan-Update/> The General Plan is required to have at least eight mandatory elements addressing: land use, circulation and mobility, housing, conservation and open space, noise, safety, and environmental justice. In addition to policies that apply throughout the County, the General Plan may include area plans which create more specific policies for smaller geographic areas. This update process would not replace the County's existing area plans such as the Bennett Valley Area Plan, South Santa Rosa Area Plan, or Petaluma Dairy Belt Area Plan, but may call for new area plans to be developed, or for existing plans to be updated.

### **1980 LARKFIELD / WIKIUP STUDY** Land Use Concept and Zoning Implementation

LARKFIELD/WIKIUP In August of 1978 the Sonoma County Board of Supervisors directed the preparation of a land use study for a 3,225-acre area encompassing the unincorporated community of Larkfield and Wikiup. In February of 1979, in recognition of Regional Water Quality Control Board's virtual prohibition on additional development on septic systems, the Board of Supervisors further directed the preparation of two zoning plans to implement basic land use decisions: one reflecting the existing situation without sewer, and one anticipating the complete community development on regional sewer.

The No Sewer Zoning Plan will be adopted with the land use plan. At the same time, a resolution of intention will be adopted to rezone areas to the "sewer" zoning when the sewer is available.

The thrust of the Land Use Plan for the study area is a residential community surrounded by open space and served by neighborhood commercial uses. The community form plan, which is intended to guide the orderly and timely development of Larkfield/Wikiup, allocates residential use in concentric circles of decreasing density formed around two neighborhood commercial shopping centers. The two centers, one north and one south of Mark West Creek, are linked by Old Redwood Highway which will be designed to serve not only automobile transportation but also bicycle and pedestrian transportation.

## **GENERAL PLAN - EIGHT MANDATED ELEMENTS –**

### **as presented in 1980 LARKFIELD / WIKIUP STUDY**

- 1) LAND USE ELEMENT – See zoning discussions for the two options.
- 2) CIRCULATION ELEMENT

The Transportation Plan of the Larkfield/Wikiup Study supports improvement to Old Redwood Highway between Mark West Springs Road and Airport Blvd. A median divider planted with large canopy trees would separate two lanes of traffic in each direction. Sidewalks and bike lanes would provide for alternative transportation nodes.

The design concept envisioned for Old Redwood Highway recognizes the predominance of its linearity and attempts to create both visual interest and overall harmony among varied uses. The key factor to the concept is development of a parklike strip with both pedestrian paths and bicycle ways utilizing the existing County right-of-way and building setback lines, and a landscaped median divider. The concept is in essence a contemporary version of Main Street with a public-private environment, pedestrian-scaled communication linkages and a sense of place and unity.

At the point at which the parcel at the Mark West Springs Road/Old Redwood Highway intersection is developed to its ultimate density, loop roads should connect Ursuline to Londonderry and the two portions of Lambert Drive. Similarly, the completion of Carriage Lane to Old Redwood Highway and El Mercado Parkway should be sought at collector standards.

The extension of Wikiup Bridgeway across Mark West Springs Road is not desirable and should be opposed- since it could encourage traffic from the Fountain Grove development through the Wikiup Community. Wikiup Bridgeway to Mark West Springs Road should be improved.

- 3) HOUSING ELEMENT

The provision for doubling of the existing housing stock within Larkfield/Wikiup both meets the standards of the General Plan and enables the community to meet its (fair) share of the local housing needs to the year 2000. The sewered community, if built out, will provide some 2800 dwelling units with a mix of types ranging from 5-10 acre ranchettes to mobile homes in parks. The largest number of new dwelling units will be of medium-high density (7-11 units per acre) to encourage affordability.

- 4) CONSERVATION ELEMENT - None
- 5) OPEN SPACE ELEMENT

The Larkfield/Wikiup Community Form Plan meshes with the study Open Space Plan in recognizing the value of open space to buffer the unincorporated community from complete urbanization extending from Santa Rosa to Windsor. The plan provides buffer open space in two ways: by preserving the capable and yet undeveloped agricultural soils between Highway 101 and Old Redwood Highway, and by acknowledging the development constraints of steep slopes and geologic hazards in the eastern portions of the study.

The second major element of the Larkfield/Wikiup Open Space Plan is the preservation of Mark West Creek as the last un-channelized creek in the Santa Rosa plain. The Open Space Plan provides a 100' riparian corridor, extending from the centerline of the creek. The intent of this corridor is to allow for careful scrutiny of impacts on the creek, its banks and its associated vegetation of any new development in that sensitive area. Requests for building permits other than additional to or reconstruction of existing dwellings within this zone would be analyzed by the Planning Department. If concern for the maintenance of the creek, its banks and/ or the vegetation is raised, a biologist's report and appropriate mitigation measures would be sought. Existing development in no way would be affected by this corridor.

The 100' riparian corridor is not an area considered for public access to the creek; it is only an area where particular care for development is warranted.

- 6) NOISE ELEMENT - None
- 7) SAFETY ELEMENT - None
- 8) ENVIRONMENTAL JUSTICE ELEMENT - None
- 9) AIR QUALITY (Optional) - None
- 10) UTILITIES (Optional)

This plan recognizes the need for a regional sewer in order for the community to build out residentially and commercially.

Basic analysis based on the density allocation of the concentrated development alternative has been undertaken by the Department of Public Works. This analysis supports the potential of economically feasible voluntary sewer assessment districts, sewerage development both north and south of Mark West Creek to an expanded treatment plant at the Sonoma County Airport.

This analysis further indicates that should the area between Old Redwood Highway and Highway 101 south of Mark West Springs Road be sewerage, the cost to send the effluent to the Airport Plant by gravity would be prohibitive. Booster pumps are technically an alternative but would also substantially increase the cost of the project. The Public Works Department analysis most importantly recognizes the necessity for a sewer project feasibility study and Environmental Impact Report to be undertaken to establish public and environmental costs. (Appendix 5)

#### References:

- (1) State of California, General Plan Guidelines 2017, Governor's Office of Planning & Research [ [http://opr.ca.gov/docs/OPR\\_COMPLETE\\_7.31.17.pdf](http://opr.ca.gov/docs/OPR_COMPLETE_7.31.17.pdf) ] .
- (2) <http://www.opr.ca.gov/planning/general-plan/>
- (3) <http://www.opr.ca.gov/planning/general-plan/guidelines.html>

GENERAL PLAN ELEMENT	1980 IMPLEMENTATION POLICY & PROGRAMS	2020 IMPLEMENTATION POLICY & PROGRAMS
LAND USE ELEMENT	<p><b>GOAL ON COMMUNITY FORM:</b></p> <p>Larkfield/Wikiup should be encouraged to develop as a unified community basically residential in nature, but providing for neighborhood-scale commercial and professional needs and job opportunities, and local education while acknowledging existing regional services.</p> <p><b>POLICIES:</b></p> <ol style="list-style-type: none"> <li>1. Accommodate population growth in ways consistent with General Plan projections.</li> <li>2. create a local setting for attracting environmentally and economically positive commercial, residential and recreational uses.</li> <li>3. Establish a functional and visual ambience for the community within which a variety of uses can interrelate and reinforce each other.</li> <li>4. Support a development pattern of two commercial nodes, with high density housing adjacent to the commercial nodes and lower densities fanning out from that.</li> </ol>	<p><b>GOAL ON COMMUNITY FORM:</b></p> <ol style="list-style-type: none"> <li>1. Acknowledge that Larkfield/Wikiup/Fulton is essentially a "Bedroom Community" with limited "Basic Industry" which exists only in the service sector. Residents are most typically commuters, homemakers, retired, or operating a home-based business. The Community hosts a few large employers that are not "Basic Industry" in the sense of resource extraction and manufacturing, but nevertheless employ and serve a significant number of persons, and generate significant traffic. Those entities are the Mark West School District, Luther Burbank Center, Cardinal Newman High School, Roseland University Prep School, Wikiup Business Park, and the Larkfield Shopping Center. Carlton Homes promises to be another significant employer and traffic generator.</li> <li>2. In the community of Fulton support rational development to preserve the value of existing development and assure a vibrant community.</li> </ol> <p><b>POLICIES:</b></p> <ol style="list-style-type: none"> <li>1. Maintain community separators which currently exist primarily along Highway 101 between Santa Rosa and Windsor, and may also be considered along Old Redwood Highway both north and south of the community.</li> <li>2.</li> </ol> <p><b>IMPLEMENTATION:</b></p>

	<p><b>GOAL ON COMMERCIAL AND OFFICE LAND USE:</b></p> <p>It shall be the goal of the Larkfield/Wikiup community to support the concept of the unincorporated community providing for neighborhood commercial and office use.</p> <p><b>POLICIES:</b></p> <ol style="list-style-type: none"> <li>1. Support the findings of Countywide Commercial/Industrial Study.</li> <li>2. Encourage the concept of two commercial nodes for the Larkfield/Wikiup community.</li> <li>3. Avoid strip commercial development along Old Redwood Hwy.</li> </ol>	<p><b>GOAL ON COMMERCIAL AND OFFICE LAND USE:</b></p> <p><b>POLICIES:</b></p> <p><b>IMPLEMENTATION:</b></p>
<p><b>CIRCULATION ELEMENT</b></p>	<p><b>GOAL ON TRANSPORTATION:</b></p> <ol style="list-style-type: none"> <li>1. It shall be the goal of the Larkfield/Wikiup community to have a transportation system that meets multiple needs and is integrated with land use and environmental needs of the community.</li> <li>2. It shall be the goal of the Larkfield/Wikiup community to have an integrated transportation system that provides safe and efficient service for the movement of goods and for the travel needs of all residents of the community.</li> </ol> <p><b>POLICIES:</b></p> <ol style="list-style-type: none"> <li>1. Support provision of a transportation system designed in such a manner that the elderly, the handicapped, the youth, and citizens of limited means in the community will not be deprived of the opportunity to participate in a full range of human activities because of insufficient mobility.</li> <li>2. Treat landscaping as an integral part of transportation construction and improvement, and emphasize the use of native trees and plants.</li> <li>3. Consider the goals relating to community form and regard them as important factors in shaping the community transportation system.</li> <li>4. Discourage strip highway commercial uses which impede free flow of traffic.</li> <li>5. Provide alternative sources of transportation, particularly bikeways, pathways, and (public) transit systems.</li> <li>6. Support a land use pattern that minimizes the number of vehicle miles traveled and the total number of trips.</li> <li>7. Promote clean air and minimize noise disruption by utilizing a community centered concept and maximizing transport alternative to the automobile.</li> </ol>	<p><b>GOAL ON TRANSPORTATION:</b></p> <ol style="list-style-type: none"> <li>1. Provide a complete multi-modal system that serves the needs of all community members from trip origin to destination.</li> <li>2. Assure that all systems incorporate sustainable policies and technologies to minimize greenhouse gas generation to reduce the threat of climate change.</li> </ol> <p><b>POLICIES:</b></p> <ol style="list-style-type: none"> <li>1. Establish multi-modal transportation to serve the dual goals of serving all transportation needs of the community in a sustainable manner; including commuter travel, shopping, trade services, education, and general business.</li> <li>2. Support implementation of vehicle charging nodes within the community.</li> </ol> <p><b>IMPLEMENTATION:</b></p> <ol style="list-style-type: none"> <li>1. Advocate with the Sonoma County Transportation Authority to establish a public transit "feeder loop" to the SMART Airport Station which at the same time would provide another transportation option within the community as well.</li> <li>2. Advocate to establish State funding for expansion of the Highway 101 interchange capacity to better accommodate the traffic that impinges from Lake and Napa Counties to the East, Lower Russian River communities to the west, and communities to the north in both Sonoma and Mendocino Counties.</li> <li>3. Work with local major traffic generators to establish programs to minimize automobile traffic including car-pooling, maximizing public transit use, and other forward looking programs.</li> </ol>

		<p>4. Advocate with the Sonoma County Department of Transportation and Public Works to establish a network of pedestrian and bicycle paths.</p> <p>A. Mark West Creek at Old Redwood Highway: construct bicycle pedestrian bridge on the north bound (upstream) side.</p> <p>B. Mark West Creek at Mark West Estates crease access easement: construct bicycle pedestrian bridge.</p> <p>C. Secure a bicycle/pedestrian path to the SMART Airport Station to provide another alternative for "the last mile".</p> <p>5. Work with the Mark West School District to assure the safety of students' pedestrian and bicycle access to school.</p> <p>A. Mark West Springs Road between Old Redwood Highway and Pacific Heights Drive: improve student pedestrian safety on east shoulder.</p> <p>B. Lavell Road: eliminate flooding of pedestrian path and north bound lane.</p> <p>6. Secure Priority Development Area funding, technical and staffing assistance from ABAG/MTC to implement transportation programs.</p>
<b>HOUSING ELEMENT</b>	<p><b>GOAL ON HOUSING:</b></p> <p>It shall be the goal of the Larkfield/Wikiup community to encourage the provision of adequate housing and a satisfactory environment for all members of the Larkfield/Wikiup community.</p> <p><b>POLICIES:</b></p> <ol style="list-style-type: none"> <li>1. Encourage methods to conserve the existing housing stock in ways that protect health, safety and welfare and that promote affordable housing.</li> <li>2. Promote programs of housing rehabilitation to restore existing housing stock in ways that protect health, safety and welfare and promote affordable housing.</li> <li>3. Encourage in new construction innovative concepts, code reassessment and reduction of bureaucracy to facilitate adequate and affordable housing meeting the needs of all economic segments of the community.</li> <li>4. Ensure that new low- and moderate income housing is located where adequate public services and access to jobs are available.</li> </ol>	<p><b>GOAL ON HOUSING:</b></p> <p><b>POLICIES:</b></p> <p><b>IMPLEMENTATION:</b></p>

<b>CONSERVATION ELEMENT</b>	<p><b>GOAL ON NATURAL RESOURCES:</b></p> <p>It shall be the goal of the Larkfield/Wikiup community to protect and maintain the area's natural resources for the value of their products, the contribution to community life and the environmental values.</p> <p><b>POLICIES:</b></p> <ol style="list-style-type: none"> <li>1. Discourage residential or commercial use in agricultural areas, particularly on Class I and II soils.</li> <li>2. Protect unique soil types and their associated flora and fauna.</li> <li>3. Preserve and restore the ecological, recreational, and aesthetic benefits of Mark West Creek.</li> <li>4. Retain Mark West Creek as an un-channelized natural stream and maintain a riparian cover of native plants.</li> <li>5. Support all resource management programs, including monitoring of groundwater recharge and revegetation of future flood control projects. Support identification and protection of historic and archaeological sites through permit and zoning procedures. Protect and maintain scenic areas for defining community separation and form.</li> </ol>	<p><b>GOAL ON NATURAL RESOURCES:</b></p> <p><b>POLICIES:</b></p> <p><b>IMPLEMENTATION:</b></p>
<b>OPEN SPACE ELEMENT</b>	<p><b>GOAL ON OPEN SPACE:</b></p> <p>None</p>	<p><b>GOAL ON OPEN SPACE:</b></p> <ol style="list-style-type: none"> <li>1. Maintain Community buffers on the periphery to prevent "continuous urban sprawl".</li> <li>2. Establish more public open spaces within the community.</li> </ol> <p><b>POLICIES:</b></p> <ol style="list-style-type: none"> <li>1. Support preservation of Urban Growth Boundaries to preserve peripheral lands in open space.</li> <li>2. Advocate for County Transfer of Development Rights policy to transfer urban land development rights into the core of the community to add tax base for support of improved services.</li> <li>3. Support SCAPOSD to assure funding for future projects.</li> </ol> <p><b>IMPLEMENTATION:</b></p> <ol style="list-style-type: none"> <li>1. Establish a Community Services District to own, operate, and maintain community parks and recreation facilities.</li> <li>2. Secure SCAPOSD funds to acquire community park sites.</li> </ol>
<b>NOISE ELEMENT</b>	<p><b>GOAL ON NOISE:</b></p> <p>None</p>	<p><b>GOAL ON NOISE:</b></p> <p><b>POLICIES:</b></p> <p><b>IMPLEMENTATION:</b></p>

<b>SAFETY ELEMENT</b>	<p><b>GOAL ON PUBLIC SAFETY:</b></p> <p>A. Geologic Hazards 1. It shall be the goal of the Larkfield/Wikiup community to encourage protection of the public from danger to life and property caused by geologic and seismic hazards.</p> <p><b>POLICIES:</b></p> <p>1. Ensure that population densities and development are kept to a minimum in areas of geologic hazards.</p> <p>B. Fire Hazards It shall be the goal of the Larkfield/Wikiup community to encourage protection of the public from danger to life and property caused by fire.</p>	<p><b>GOAL ON PUBLIC SAFETY:</b></p> <p>Improve traffic safety for all transportation modes: auto, bicycle and pedestrian.</p> <p><b>POLICIES:</b></p> <p>1. Reduce traffic speeds on Old Redwood Highway from Lavell Road on the north to Mark West Springs Road on the south.</p> <p><b>IMPLEMENTATION:</b></p> <p>1. Induce traffic calming on Old Redwood Highway from Lavell Road on the north to Mark West Springs Road on the south by reducing the number of lanes and introducing landscape strips. 2. Incorporate stormwater controls in the landscaping to reduce urban runoff and improve quality of runoff. 3. Establish a stormwater mitigation bank to capture the monetary value of the landscaping by selling credits to land developers to offset their projects impacts on stormwater runoff. 4. Manage the stormwater mitigation bank through a newly established Community Services District.</p>
<b>ENVIRONMENTAL JUSTICE ELEMENT</b>	<p><b>GOAL ON ENVIRONMENTAL JUSTICE:</b></p> <p>None</p>	<p><b>GOAL ON ENVIRONMENTAL JUSTICE:</b></p> <p><b>POLICIES:</b></p> <p><b>IMPLEMENTATION:</b></p>
<b>AIR QUALITY ELEMENT</b>	<p><b>GOAL ON AIR QUALITY:</b></p> <p>None</p>	<p><b>GOAL ON AIR QUALITY:</b></p> <p><b>POLICIES:</b></p> <p><b>IMPLEMENTATION:</b></p>



<b>UTILITIES ELEMENT</b>	<p><b>GOAL ON SEWER:</b> It shall be the goal of the Larkfield/Wikiup community to support the creation of a County Service Area or County Sanitation District and a voluntary assessment district to fund a sewer system.</p> <p><b>POLICIES:</b> 1. A feasibility study should be undertaken for an on-site wastewater management zone. Sewer should be an alternate studied. in the feasibility report and the system sized according to densities of the "sewer" zoning plan. 2. If no public sewer has been provided within a period of five ( 5) years from the adoption of this study, the Board of Supervisors should reassess its policy regarding community sewers and alternative disposal means.</p>	<p><b>GOAL ON UTILITIES:</b> Support alternative sewerage systems to minimize costs, and optimize development opportunities where supported by other goals of the Mark West Area Specific Plan.</p> <p><b>POLICIES:</b> Support a sewerage system for the Community of Fulton to preserve the community and its land values.</p> <p><b>IMPLEMENTATION:</b> Secure Community Development Block Grant (CDBG) funding for a feasibility study to provide sewerage to the Community of Fulton.</p>
<b>RESILIENCE ELEMENT</b>	<p><b>GOAL ON RESILIENCE:</b> None</p>	<p><b>GOAL ON RESILIENCE:</b> Provide a forum through the MWCAC for volunteer community organizations such as Resilient Larkfield, COPE, the Community Soil Foundation, and our Homeowners' Associations to build and reinforce community connections and relationships to assist in maintaining a vital community where individuals can connect to both give and receive support.</p> <p><b>POLICIES:</b></p> <p><b>IMPLEMENTATION:</b></p>
<b>SUSTAINABILITY ELEMENT</b>	<p><b>GOAL ON SUSTAINABILITY:</b> None</p>	<p><b>GOAL ON SUSTAINABILITY:</b></p> <p><b>POLICIES:</b></p> <p><b>IMPLEMENTATION:</b></p>